

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 3
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Turner Development Corporation has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcel 3 in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Turner Development Corporation be and hereby is tentatively designated as the Redeveloper of Parcel 3 in the Fenway Urban Renewal Area, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development schedule.

2. That disposal of Parcel 3 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Turner Development Corporation possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

● Location Map

Disposition Parcel 3



MEMORANDUM

To: Boston Redevelopment Authority

From: Robert T. Kenney, Director

Date: 20 June 1974

Subject: FENWAY URBAN RENEWAL AREA PROJECT NO, MASS, R-115
Development Proposal for Parcel 3
Tentative Designation of Redeveloper

On September 21, 1972, the Authority designated the Wasserman Development Corporation as Redeveloper of Parcel 3, a 52,460 square foot area located on Huntington Avenue adjacent to the Colonnade Hotel. This parcel was assembled by the Church Realty Trust at their own expense, subject to a Cooperation Agreement executed by and between the Authority and said Trust.

On December 20, 1973, the Authority was forced to rescind the Wasserman designation because the FHA Section 220 financial commitment had expired and the Redeveloper had failed to submit any other acceptable financial plan to the Authority.

Since the rescission of the Wasserman designation, the Church Realty Trust, sole owner of Disposition Parcel 3, has recommended the Turner Development Corporation as Redeveloper of said parcel

The Turner Development Corporation has developed a proposal for the parcel which calls for the construction of a mixed income, 11 to 12 story fireproof rental apartment building of 320 units with garage space and ground floor stores. Twenty-five percent (25%) of the units shall be for low-income persons.

Financing for the project will be provided by the Massachusetts Housing Finance Agency.

The Fenway Project Area Committee approves the tentative designation of Turner Development Corporation.

Since the class action court case is now settled, we may proceed with the designation of a developer for this parcel.

It is therefore recommended that the Authority tentatively designate Turner Development Corporation as Redeveloper of Parcel 3 in the Fenway Urban Renewal Area.

An appropriate Resolution is attached.

Attachment